

BILL NO. S-95-09-02

SPECIAL ORDINANCE NO. S-67-95

AN ORDINANCE approving Contract for
INTERIOR RENOVATION between **SIMERMAN
CONSTRUCTION, INC.** and the City of
Fort Wayne, Indiana, in connection
with the Board of Public Works.

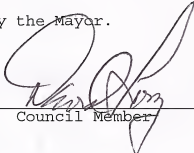
NOW, THEREFORE, BE IT ORDAINED BY THE COMMON
COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the Contract for **INTERIOR
RENOVATION** by and between **SIMERMAN CONSTRUCTION, INC.** and
the City of Fort Wayne, Indiana, in connection with the
Board of Public Works, is hereby ratified, and affirmed
and approved in all respects, respectfully for:

Interior renovation throughout the City County
Building;
involving a total cost of EIGHT HUNDRED TWENTY-FOUR
THOUSAND And 00/100 Dollars (\$824,000.00)


SECTION 2. Two copies of said Contract are on file
with the Office of the City Clerk and made available for
public inspection, according to law.

SECTION 3. That this Ordinance shall be in
full force and effect from and after its passage and any
and all necessary approval by the Mayor.



Council Member

APPROVED AS TO FORM
AND LEGALITY


J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Long, seconded by Long, and duly adopted, read the second time by title and referred to the Committee on Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on 9-5-95, the 5 o'clock M., E.S.T. of 19, at 5 o'clock M., E.S.T.

DATED: 9-5-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Long, seconded by Long, and duly adopted, placed on its passage. PASSED LOST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>5</u>	<u>0</u>	<u>1</u>	<u>3</u>
BRADBURY	<u>✓</u>	<u>0</u>	<u>0</u>	<u>0</u>
EDMONDS	<u>0</u>	<u>0</u>	<u>0</u>	<u>✓</u>
GIAQUINTA	<u>0</u>	<u>0</u>	<u>0</u>	<u>✓</u>
HENRY	<u>✓</u>	<u>0</u>	<u>0</u>	<u>0</u>
LONG	<u>0</u>	<u>0</u>	<u>✓</u>	<u>0</u>
LUNSEY	<u>0</u>	<u>0</u>	<u>0</u>	<u>✓</u>
RAVINE	<u>✓</u>	<u>0</u>	<u>0</u>	<u>0</u>
SCHMIDT	<u>✓</u>	<u>0</u>	<u>0</u>	<u>0</u>
TALARICO	<u>✓</u>	<u>0</u>	<u>0</u>	<u>0</u>

DATED: 10-10-95

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. A-67-95

on the 10th day of October, 1995

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Don J. Schneider
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 11th day of October, 1995, at the hour of 11:30 o'clock PM, E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 12th day of October, 1995, at the hour of 8:00 o'clock PM, E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

THC¹⁰ T2C
1-10/95

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (~~RESOLUTION~~)

NO REC

DO PASS	DO NOT PASS	ABSTAIN	NO REC
<u>Thom. Henry</u>			
<u>W. Bradberry</u>			<u>W. Bradberry</u>
<u>John</u>			
<u>Sam Talarico</u>			
<u>Robert Laurie</u>			
<u>Clifford R. Edwards</u>			

DATED: 10-10-95.

Sandra E. Kennedy
City Clerk



Office of the Mayor

MEMORANDUM

Paul Helmke, Mayor

TO: Members of the City Council

FROM: Greg Purcell, Chief of Staff

DATE: September 5, 1995

SUBJECT: Asbestos Abatement and Renovation/Relocation of City Space in the City/County Building

D-75-09-02

Over the last two years, we have taken significant steps to improve accessibility to the public with the installation of a new telephone system and construction of a new 656 space parking garage. Both of these projects are currently under construction. A third step in this effort is the renovation/relocation of City space in the City/County building which we anticipated starting last year.

However, as you know, we found asbestos in the building last year when pulling telephone lines and our renovation project was put on hold. Since then, the County, as owner of the building, has developed an Asbestos Management Plan consistent with Federal EPA regulations. Obviously, we must comply with construction procedures set forth in the asbestos management plan and this has significantly increased our cost and changed the scope of our project.

Asbestos Abatement

The asbestos abatement by itself will cost \$150,000. We have asbestos on the structural members of the building as a fire retardant, and all ceiling tile with 26 years of dust and accumulated asbestos material must be treated under EPA guidelines as asbestos-containing material (ACBM - see asbestos management plan for details). This means no one can be in areas where asbestos abatement is taking place until abatement is completed.

While asbestos abatement itself is expensive, it also increases the overall cost of the project because of time. The original renovation plan called for several contractors to be working on a floor at one time, and the construction schedule was estimated at 6-7 months. Because of the limitation of people being in an area when asbestos abatement is taking place, the contractors must schedule crews in and out around asbestos abatement, extending construction to 11-12 months.

Renovation to Cover All City Space

The original project did nothing on the third and sixth floors of the building. Because of the asbestos problem, we decided to include City space on these floors to ensure a safe working environment. This will allow us to have a secure ceiling system rather than the 26 year old tiles that are warped, sagging, and moth-eared at the corners. These City departments added almost 17,000 square feet to the project size going from 65,057 sf to 82,050 sf.

ADA Review

When our original project was put on hold due to asbestos, we took some additional time to have the ADA Coalition go through the building to give us advice on changes and improvements that would make access to the building easier for the handicapped community. There were a number of changes in the plan to improve accessibility which were incorporated whenever feasible. Our construction/improvements will meet or exceed ADA guidelines.

Furniture Included for Part of Project

To match some of the new construction, we have included approximately \$200,000 for new furniture on several floors of the building. The two largest items of cost here are \$65,000 for office panels for City Utilities engineers on the fourth floor and \$40,000 for Civil City engineers on the seventh floor. These movable systems provide an excellent working environment, and can be moved relatively easily for future changes in space configuration. The balance of the funding is for furniture for other floors including furniture for the new City Council office space and conference room areas on the second floor.

City Utilities

Back in October, 1994 we provided you with detail on changes in space for various departments. One change I want to again emphasize is the relocation of City Utilities from the fourth floor to the second floor making this highest traffic area accessible by escalator. This will provide much easier access to the public and we hope to direct considerably more traffic to the escalators, reducing the wait for elevators through the use of new signage. It should be noted that the purchase of furniture for City Utilities on the second floor will be a separate item brought to Council in the near future.

There are three items on the Council agenda associated with this project. The first is a budget appropriation ordinance. Fortunately, because bids came in lower than expected, we can reduce the appropriation from \$677,000 to \$475,000. The other two items are the actual award for contracts for the asbestos abatement and actual renovation. The Board of Works will act on the awards tomorrow, September 6, 1995 and we anticipate your approval at the City Council meeting on September 12, 1995.

We hope this summary information will provide you with adequate background on the project. Should you have further questions, we have Pat Griffin from ACM Environmental and Vic Martin and Lynette Jehl from Martin Riley Mock to answer any questions.

GP/gb

Attachment